

056.A

0006

0012.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
253,500 / 253,500  
253,500 / 253,500  
253,500 / 253,500
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 6  |        | OLD COLONY LN, ARLINGTON |

## OWNERSHIP

|          |                                |         |    |
|----------|--------------------------------|---------|----|
| Owner 1: | OLD COLONY REALTY PARTNERS LLC | Unit #: | 12 |
| Owner 2: |                                |         |    |
| Owner 3: |                                |         |    |

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item | Code | Description | % | Item    | Code | Description |
|------|------|-------------|---|---------|------|-------------|
| Z    | R5   | APTS LOW    |   | water   |      |             |
| o    |      |             |   | Sewer   |      |             |
| n    |      |             |   | Electri |      |             |
|      |      | Census:     |   | Exempt  |      |             |
|      |      | Flood Haz:  |   |         |      |             |
| D    |      |             |   | Topo    |      |             |
| s    |      |             |   | Street  |      |             |
| t    |      |             |   | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 6039  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 253,500        |            |            | 253,500     |                   | 150446    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 10/10/17  |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 102 | FV  | 253,500    | 0         | .         | .          | 253,500     |               | Year end      | 12/23/2021 |
| 2021   | 102 | FV  | 249,900    | 0         | .         | .          | 249,900     |               | Year End Roll | 12/10/2020 |
| 2020   | 102 | FV  | 242,800    | 0         | .         | .          | 242,800     | 242,800       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 223,500    | 0         | .         | .          | 223,500     | 223,500       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 184,800    | 0         | .         | .          | 184,800     | 184,800       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 171,900    | 0         | .         | .          | 171,900     | 171,900       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 171,900    | 0         | .         | .          | 171,900     | 171,900       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 162,000    | 0         | .         | .          | 162,000     | 162,000       | Year End Roll | 12/11/2014 |

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| CARR DAVID W/EX | 61727-310 |      | 5/2/2013 | Mult Lots | 20,035,000 | No | No  |       |       |
| WILFERT DAVID P | 61727-289 |      | 5/2/2013 | Mult Lots | 99         | No | No  |       |       |
|                 | 18249-339 |      | 6/1/1987 |           |            | No | No  | N     |       |

## BUILDING PERMITS

| Date       | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result   | By  | Name    |
|------------|--------|---------|--------|-----|------------|----------|------------|---------|------|----------|-----|---------|
| 10/10/2017 |        |         |        |     |            |          |            |         |      | Measured | DGM | D Mann  |
| 5/6/2000   |        |         |        |     |            |          |            |         |      |          | 197 | PATRIOT |

## ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

!4723!

## PRINT

Date Time

12/30/21 01:01:40

## LAST REV

Date Time

04/26/18 11:44:25

mmcmakin

4723

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

|   |                 |   |     |                           |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
|---|-----------------|---|-----|---------------------------|-----------------|------|-----|-----------------------------|------------|-----|-----|----------------------|------|-------|------------|------------|--------------|--|--|
| <b>EXTERIOR INFORMATION</b>   |                 |   |     | <b>BATH FEATURES</b>      |                 |      |     | <b>COMMENTS</b>             |            |     |     | <b>SKETCH</b>        |      |       |            |            |              |  |  |
| Type: 7   | - Condo Garden  |   |     | Full Bath: 1              | Rating: Average |      |     | Building Number 6.          |            |     |     |                      |      |       |            |            |              |  |  |
| Sty Ht: 1   | - 1 Story       |   |     | A Bath:                   | Rating:         |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| (Liv) Units: 1  | Total: 1        |   |     | 3/4 Bath:                 | Rating:         |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Foundation: 3   | - BrickorStone  |   |     | A 3QBth:                  | Rating:         |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Frame: 2  | - Steel         |   |     | 1/2 Bath: 0               | Rating: Average |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Prime Wall: 7   | - Brick         |   |     | A HBth:                   | Rating:         |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Sec Wall:   |                 |   |     | OthrFix:                  | Rating:         |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Roof Struct: 2  | - Hip           |   |     | <b>OTHER FEATURES</b>     |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Roof Cover: 1   | - Asphalt Shgl  |   |     | Kits: 1                   | Rating: Average |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Color: BRICK  |                 |   |     | A Kits:                   | Rating:         |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| View / Desir: N   | - NONE          |   |     | Frpl: 0                   | Rating: Average |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| <b>GENERAL INFORMATION</b>  |                 |   |     | WSFlue:                   | Rating:         |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Grade: C - Average  |                 |   |     | <b>CONDOS INFORMATION</b> |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Year Blt: 1965  | Eff Yr Blt:     |   |     | Location: R               | - Rear          |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Alt LUC:  | Alt %:          |   |     | Total Units:              |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Jurisdict:  | Fact: .         |   |     | Floor: 3                  | - 3rd Floor     |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Const Mod:  |                 |   |     | % Own: 0.552500010        |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Lump Sum Adj:   |                 |   |     | Name: 24 - 6039           |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| <b>INTERIOR INFORMATION</b>   |                 |   |     | <b>DEPRECIATION</b>       |                 |      |     | <b>REMODELING</b>           |            |     |     | <b>RES BREAKDOWN</b> |      |       |            |            |              |  |  |
| Avg Ht/FL: STD  |                 |   |     | Phys Cond: AV - Average   | 30. %           |      |     | Exterior:                   |            |     |     | No Unit              | RMS  | BRS   | FL         |            |              |  |  |
| Prim Int Wal: 2   | - Plaster       |   |     | Functional:               |                 |      |     | Interior:                   |            |     |     | 1                    | 4    | 2     | 0          |            |              |  |  |
| Sec Int Wall:   |                 |   |     | Economic:                 |                 |      |     | Additions:                  |            |     |     |                      |      |       |            |            |              |  |  |
| Partition: T  | - Typical       |   |     | Special:                  |                 |      |     | Kitchen:                    |            |     |     |                      |      |       |            |            |              |  |  |
| Prim Floors: 4  | - Carpet        |   |     | Override:                 |                 |      |     | Baths:                      |            |     |     |                      |      |       |            |            |              |  |  |
| Sec Floors:   |                 |   |     | Total:                    | 30.6 %          |      |     | Plumbing:                   |            |     |     |                      |      |       |            |            |              |  |  |
| Bsmnt Flr:  |                 |   |     | <b>CALC SUMMARY</b>       |                 |      |     | Electric:                   |            |     |     |                      |      |       |            |            |              |  |  |
| Subfloor:   |                 |   |     | Basic \$ / SQ: 325.00     |                 |      |     | Heating:                    |            |     |     |                      |      |       |            |            |              |  |  |
| Bsmnt Gar:  |                 |   |     | Size Adj.: 1.32191777     |                 |      |     | General:                    |            |     |     |                      |      |       |            |            |              |  |  |
| Electric: 3   | - Typical       |   |     | Const Adj.: 1.06018400    |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Insulation: 2   | - Typical       |   |     | Adj \$ / SQ: 455.480      |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Int vs Ext: S   |                 |   |     | Other Features: 32756     |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Heat Fuel: 3  | - Electric      |   |     | Grade Factor: 1.00        |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Heat Type: 6  | - Elec Base/B   |   |     | NBHD Inf: 1.00000000      |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| # Heat Sys: 1   |                 |   |     | NBHD Mod:                 |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| % Heated: 100   | % AC: 100       |   |     | LUC Factor: 1.00          |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Solar HW: NO  | Central Vac: NO |   |     | Adj Total: 365256         |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| % Com Wal   | % Sprinkled     |   |     | Depreciation: 111768      |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
|   |                 |   |     | Depreciated Total: 253487 |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| <b>MOBILE HOME</b>  |                 |   |     | WtAv\$/SQ:                | AvRate:         |      |     | Ind.Val:                    |            |     |     |                      |      |       |            |            |              |  |  |
| Make: [ ] Model: [ ]  |                 |   |     |                           |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b>   |                 |   |     |                           |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| <b>PARCEL ID</b> 056.A-0006-0012.0  |                 |   |     |                           |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
| Code  | Description     | A | Y/S | Qty                       | Size/Dim        | Qual | Con | Year                        | Unit Price | D/S | Dep | LUC                  | Fact | NB Fa | Appr Value | JCod/JFact | Juris. Value |  |  |
| More: N   |                 |   |     | Total Yard Items: [ ]     |                 |      |     | Total Special Features: [ ] |            |     |     | Total: [ ]           |      |       |            | IMAGE      |              |  |  |
| <b>AssessPro Patriot Properties, Inc</b>  |                 |   |     |                           |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |
|  |                 |   |     |                           |                 |      |     |                             |            |     |     |                      |      |       |            |            |              |  |  |